July 8, 2024

IDEA PUBLIC SCHOOLS – Mid Valley Building Envelope

GMS ARCHITECTS
BROWNSVILLE, TEXAS 78526
(956) 546-0110

ADDENDUM NO. 3

(ATTACHED: RFI from Argio Roofing with GMS Response. Responses included in the following addendum). Total Sheets = 23

A. PURPOSE AND INTENT

This addendum is issued for the purpose of modifying the plans and specifications for the Idea Public Schools – Mid Valley Building Envelope.

This addendum shall become part of the contract and all CONTRACTORS shall be bound by its content. All aspects of the specifications and drawings not covered herein shall remain the same.

The General Conditions and the Special Conditions of the specifications shall govern all parts of the work and apply in full force to this addendum.

B. IDEA ALAMO SCOPE -

I. ITEMS

- Do not replace rake trims, only replace fasteners on trim.
- Downspout boots as specified below.
- Do not replace fasteners on all canopies.
- For gutter replacement, contractor may cut existing sheet metal to allow an attachment point 2” turned down where new gutter can fasten through, see provided detail 07/A4.02
- Replace fasteners on all ridges and inside closures and provide new sealant between existing laps. Refer to updated notes on A2.00 sheets. This is on the “Roof Scope of Work” (Roof Sheets).
- Replace all boots on roof vents as well as their associated fasteners and sealant, refer to note on Roof Sheets.
- At all roof valleys, add new sealant between the valley flashing and roof panel.
- Ceiling tiles damaged during testing shall be replaced as required, refer to updated notes on Roof Sheets, please include allowance for replacement based on unit cost.
- Clarification: Dimensions corrected to be shown at scale of 1/8”=1’-0” on sheet A2.04

II. SPECIFICATIONS:

- Downspout Boots: Neenah Foundry Angular Downspout Shoes, field verify sizes.

III. PLANS:

A2.01, A2.02, A2.03, A2.04, A2.05, A5.01, A5.02, A5.03, A5.04, A5.05

C. IDEA PHARR SCOPE -

I. ITEMS

- On page A2.01, A2.02, A2.03 remove the existing roof access ladders.
- Provide new sealant between existing laps on ridges and valleys. Refer to updated note on “scope of work” note on roof sheets.
- Patch hole on roof panel, see sheet A2.03 for location.
- Downspout boots as specified below.
- Roof tiles damaged during testing shall be replaced as required, refer to updated general note on sheet A2.01.
- Clarification: Walkway pad redundant note removed, and existing reference to ladder removed.

II. SPECIFICATIONS:

- Downspout Boots: Neenah Foundry Angular Downspout Shoes

III. PLANS:

A2.01, A2.02, A2.03

D. IDEA SAN JUAN SCOPE -

I. ITEMS

- Metal panels to match existing. Contractor to provide comparative sample so that replacement matches gauge and color of existing.
- Add backer rod and sealant between lapped flashing over brick wainscot, typical. See updated keynote on elevations. Refer to updated keynote on elevations.
- Replace fasteners on all ridges/valleys and provide new sealant between existing laps. Refer to updated notes on elevations.
- Re-grade at brick wainscot where grade covers up weep holes. See updated note and tags on elevations A5.01-A5.02.
- Roof tiles damaged during testing shall be replaced as required, refer to updated general note on A2.01.
- Clarification: The roof between the two metal roofs shall be replaced (tear off to deck). Refer to updated sheet A2.01
- Clarification: Location of wall hole clarified. Extend roof membrane over hole as per parapet roof membrane assembly. Refer to updated sheet A2.01
- Clarification: Provide walkway system to and around mechanical equipment roof hatches and roof access ladders on bitumen roof. Refer to A2.01 scope notes.

II. SPECIFICATIONS:

N/A

III. PLANS:

A2.01, A5.01, A5.02

D. IDEA WESLACO SCOPE -

I. ITEMS

- Shaded areas are the only areas that exhibited leaks upon initial inspection. However, we anticipate other areas may have leaks once roof drains are water tested as required which shall be addressed utilizing contingency budget and submitted unit price for related work.
- When demolition of roof is required, remove existing roof material down to deck. Notes clarified on sheets A2.01, A2.02
- Replace roof fasteners only, only add wall fasteners when fasteners are missing, and holes exposed.
- Roof tiles damaged during testing shall be replaced as required, refer to updated general note.
- Clarification: Provide walkway system to and around mechanical equipment roof hatches and roof access ladders on roof. Refer to A2.01-A2.02 scope notes.

II. SPECIFICATIONS:

- NA

III. PLANS:

A2.01, A2.02

Questions from Argio 7/1/24,
Responses provide by Christopher Garza (GMS) [in red], refer to Addendum 3 to be released for more information

Alamo:

1. Do we need to replace the rake trims? No
2. Page A5.01 Keynote #3 calls for new boots, can you please provide a model type of boot you would like us to use? Also, on Scope of work Notes Item 1 states to match existing boots and currently there are none. Specification given, and note clarified
3. Are we replacing the fastners on the overhand shades, they are not shown on the roof plan and are not marked on the elevations. No, only on roof
4. Will the new gutter have to be extended between the eave purlin and the roof panel, or can we cut the existing gutter two inches below the roof edge and mechanically attach the new gutter behind the two inches? Gutter can be cut and mechanically attached
5. On the ridge, aside from replacing the fasteners, are we doing any work on the laps or inside closures. Sealant to provided on laps, valleys and inside closures.
6. There are several roof vents with neoprene boots that are mechanically attached, do we just replace the fasteners, or do you want to replace them with a new boot? Provide new boots
7. At the valleys, do we just replace the fastners or do you want to add new sealant between the valley flashing and the roof panel? Provide sealant at valleys
8. Testing the roof drains may require removing some ceiling tiles, do we consider replacing tiles at all or will that be done by owner. Provide allowance for replaced ceiling tile, based on unit pricing.

Parr:

1. Page A2.02, at the flat roof, there is an existing ladder mounted on the side west south corner of the flat roof. The ladder is mechanically attached through the roof system. There is no proper flashing, do we remove the ladder? Do we modify and reinstall, or do we replace it with an appropriate ladder? Remove ladder
2. Page A3.03, at the flat roof, there is an existing ladder on the roof between the metal roof and the modified roof. The ladder is mechanically attached through the roof system with no proper flashing and improperly attached to the high rake on the metal roof. Do we remove the ladder, or do we replace it with an appropriate ladder? Remove ladder
3. On the metal roof, the ridge laps are open, and sealant has detached are we reporting the laps on the ridge. Seal laps on ridges, valleys
4. There is a hole in a roof panel, do we just patch or replace the panel. Patch and repair hole
5. Page A5.01, keynote #09, states to provide new downspout boot, can you provide type and model of boot to be used? Specification provided
6. Testing the roof drains may require removing some ceiling tiles, do we consider replacing tiles at all or will that be done by owner. Provide allowance for replaced ceiling tile, based on unit pricing.

San Juan:

1. Do you have the gauge and manufacture for the wall panels? Provide submittal for comparison
2. Page A4.01, Detail 03, the existing flashing at the brick wainscot, in certain areas has very little overlap at joints, with no sealant or fasteners. Also, there is no waterproofing flashing from the wall over the brick. Will this be handled under the contingency funds? Repair metal flashing, and seal laps only. No additional water proofing to be provided

3. Page 5.02, 01 north elevation, just below the area where the wall panels are being changed, there is a flower bed with rocks, the brick whip holes are covered with soil and rocks at the flower bed, there is there no grading on this site, will it be handled through contingency funds once the areas are identified? Grade to uncover weeps throughout project, typical.
4. Testing the roof drains may require removing some ceiling tiles, do we consider replacing tiles at all or will that be done by owner.

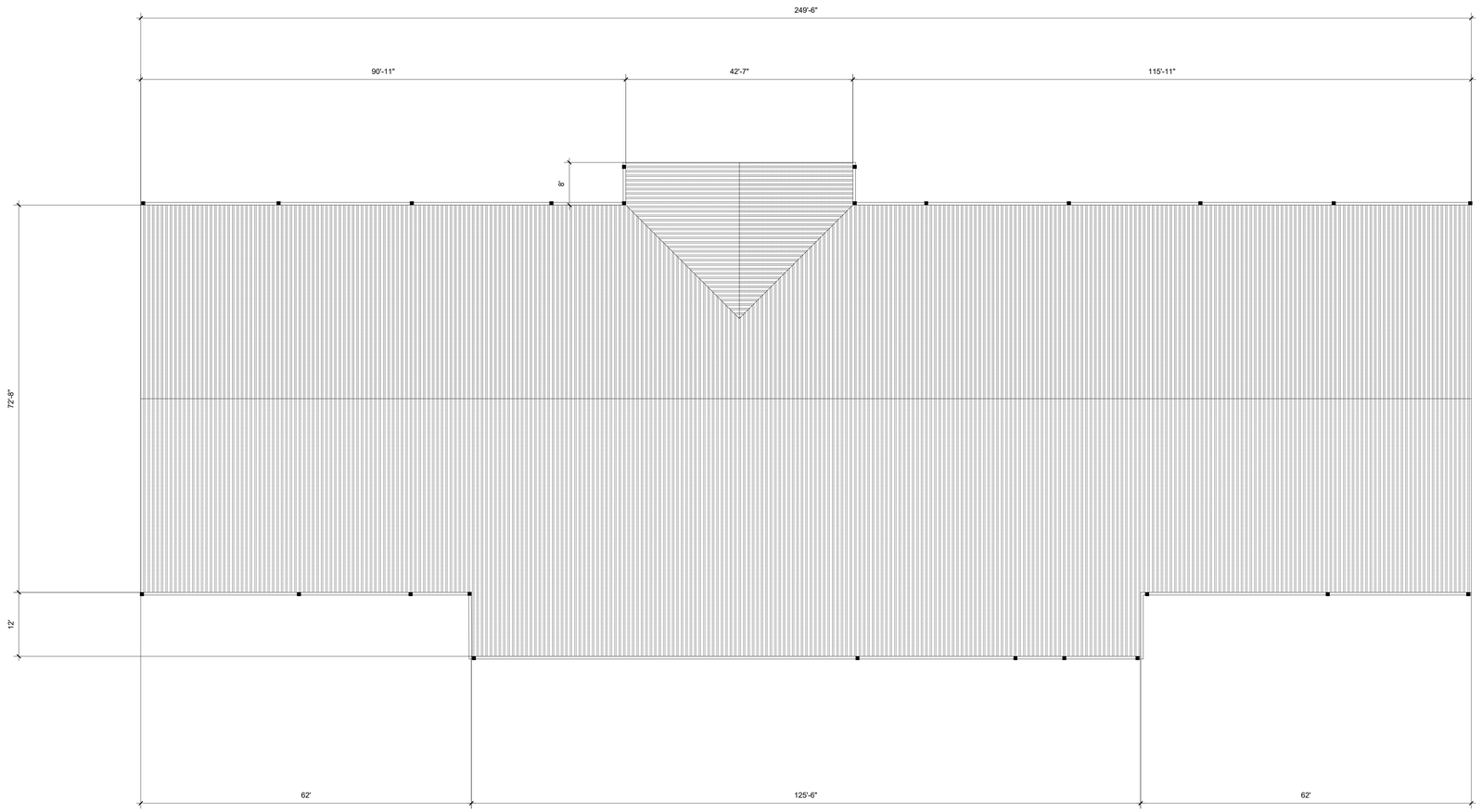
Provide allowance for replaced ceiling tile, based on unit pricing.

If other drains test for leaks then additional replacements needed.

Weslaco:

1. Are the shaded areas on the roof the only areas to be worked on?
2. Page A2.0 Keyed Note 01, states to provide new tapered insulation and Roof: Scope note #4 states to strip the membrane to cover board. Can you clarify? Strip to deck, note clarified
3. The replacement of fastenrs is on the inside part of the parapet wall only, not the outside face of the wall panels? Only at roof, however, if wall fasteners are missing and holes exposed, provide as required.
4. Testing the roof drains may require removing some ceiling tiles, do we consider replacing tiles at all or will that be done by owner.

Provide allowance for replaced ceiling tile, based on unit pricing.



BUILDING A
01 ROOF PLAN
SCALE: 3/32" = 1'-0"

GENERAL ROOFING NOTES:

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION).

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL ROOF AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND.

THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

AT THE COMPLETION OF ALL ROOFING WORK AT EACH BUILDING, ALL EXISTING ROOF DRAINS AND RELATED PIPING SHALL BE WATER TESTED, CHECKED AND CERTIFIED BY A LICENSED PLUMING CONTRACTOR TO BE OPERATIONAL AND LEAK FREE.

PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING.

ROOF: SCOPE OF WORK

1. REPLACE ALL ROOF FASTENERS WITH NEW ONES THAT ARE ONE SIZE LARGER THAN INSTALLED
2. REPLACE ALL GUTTERS (MATCH EXISTING)
3. REPLACE ALL DOWNSPOUTS (MATCH EXISTING)
4. RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS, AND INSIDE CLOSURES.
5. REPLACE BOOT FLASHING ON VENT STACKS, AND SEAL NEW FASTENERS

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REGISTERED ARCHITECT ROMN GABRIEL MENDEZ SAENZ 23825 STATE OF TEXAS

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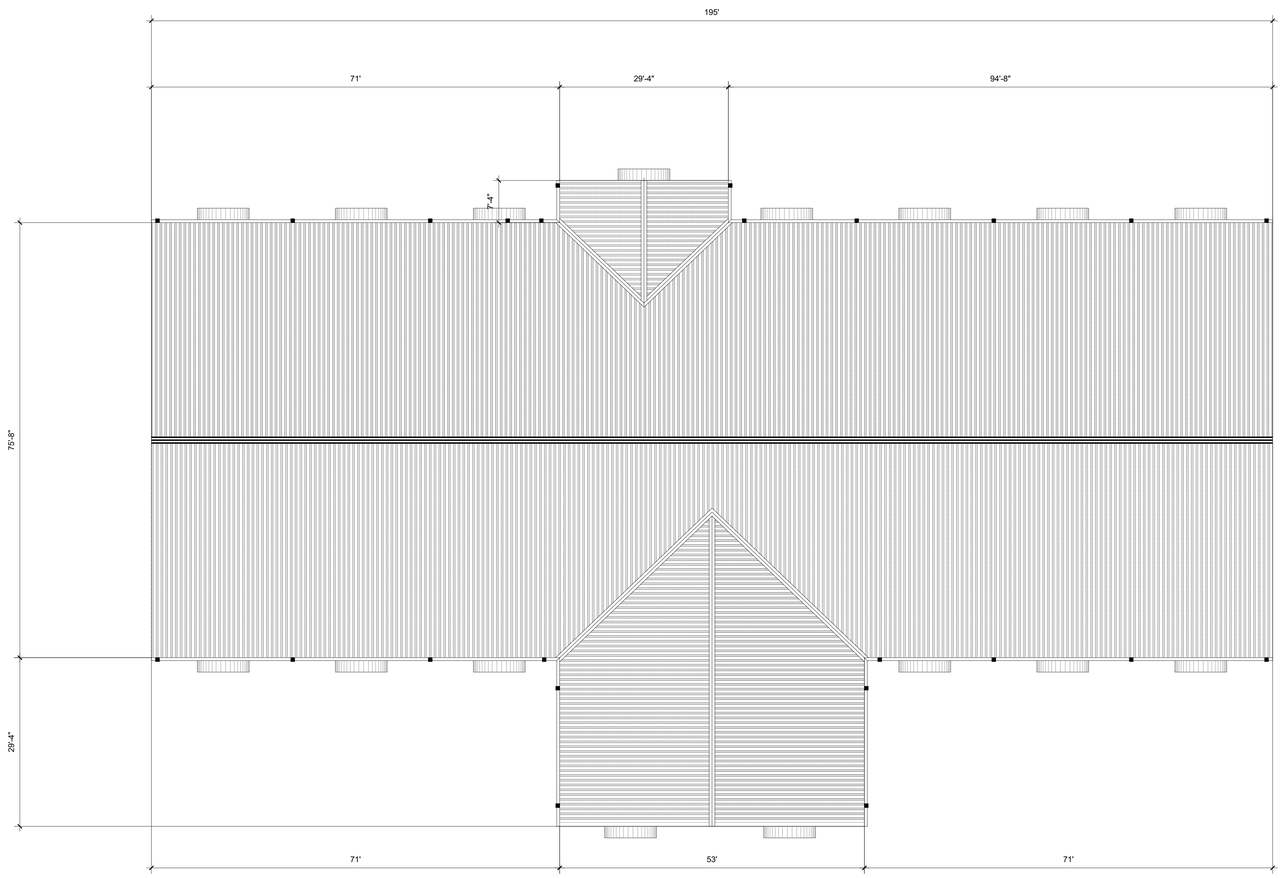
Interior Designers

Date:	06/2024
Scale:	As Noted
Project Architect:	Roan Gomez, AIA
Drawn By:	CG,RG
Job No.	IDEA FACILITIES
Sheet:	A2.01

IDEA ALAMO



N

BUILDING B

01 ROOF PLAN

SCALE: 3/32" = 1'-0"

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2. REPLACE ALL GUTTERS (MATCH EXISTING)
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4. RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS, AND INSIDE CLOSURES.
5. REPLACE BOOT FLASHING ON VENT STACKS, AND SEAL NEW FASTENERS

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Date: 06/2024
Scale: As Noted
Project Architect: Roan Gomez, AIA
Drawn By: CG,RG
Job No.: IDEA FACILITIES
Sheet: A2.02

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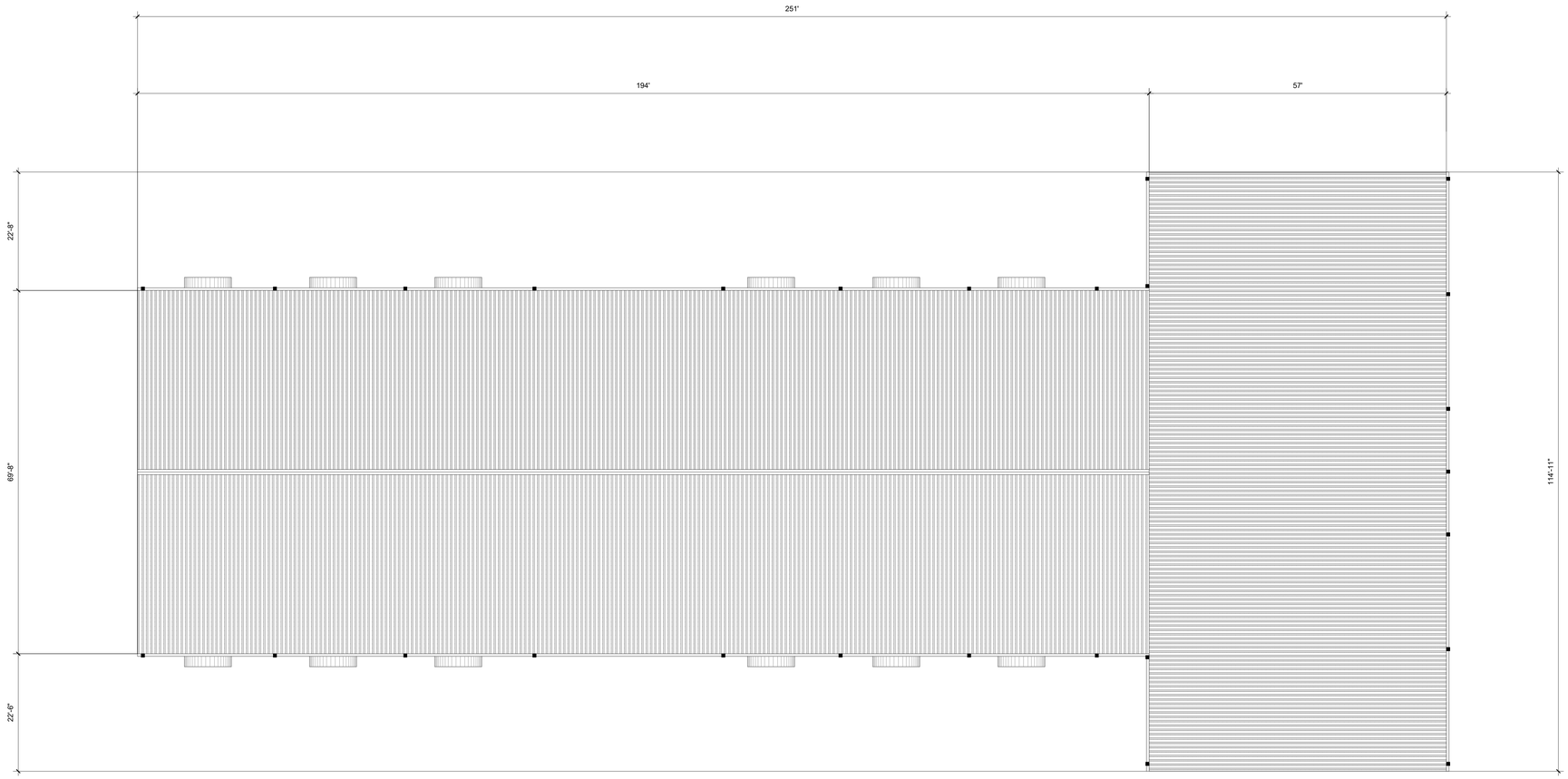

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01 BUILDING C
ROOF PLAN
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Scale: As Noted
Project Architect: Roan Gomez, AIA
Drawn By: CG,RG
Job No. IDEA FACILITIES
Sheet: A2.03

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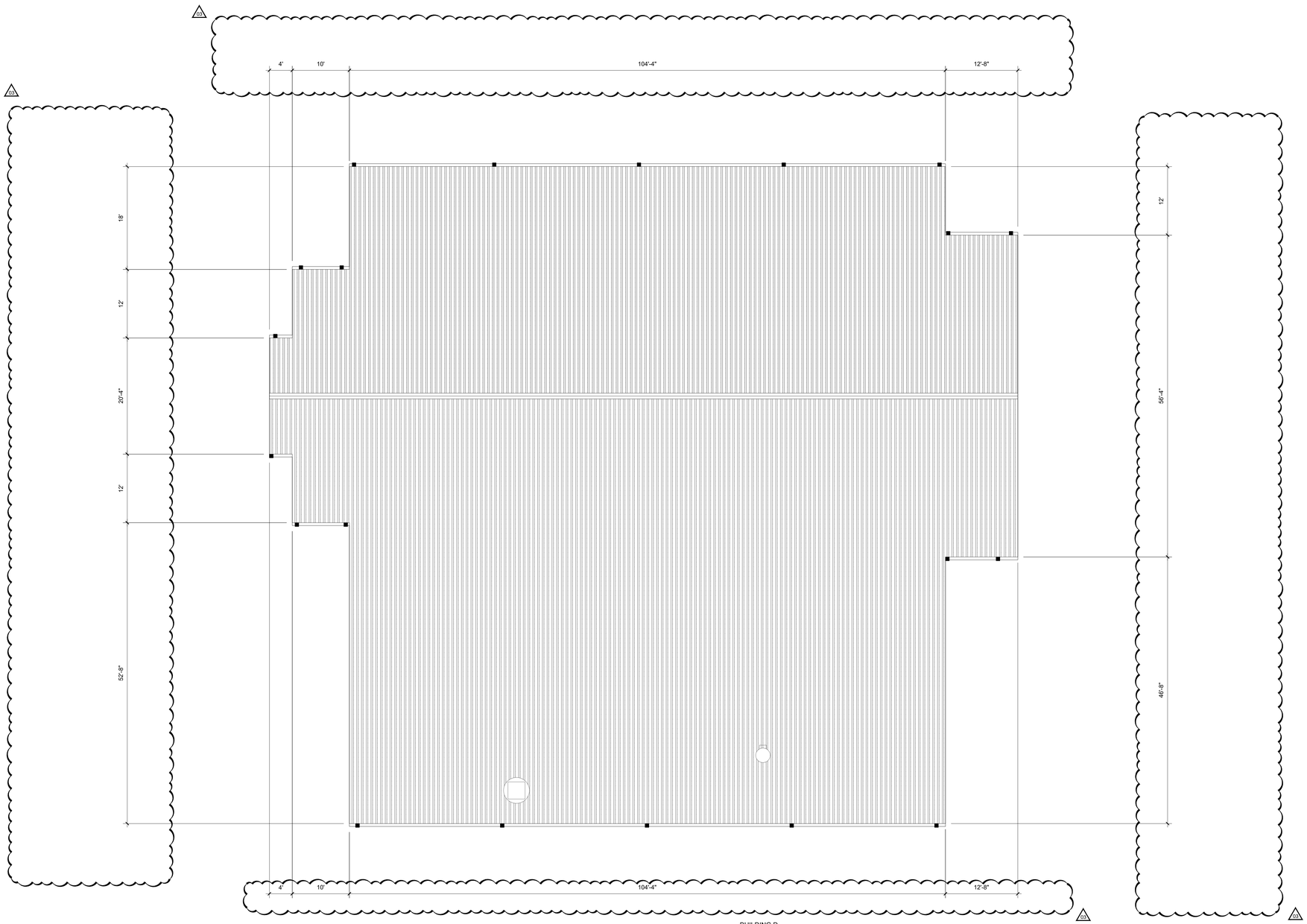

N

01 BUILDING D
ROOF PLAN
SCALE: 1/8" = 1'-0"

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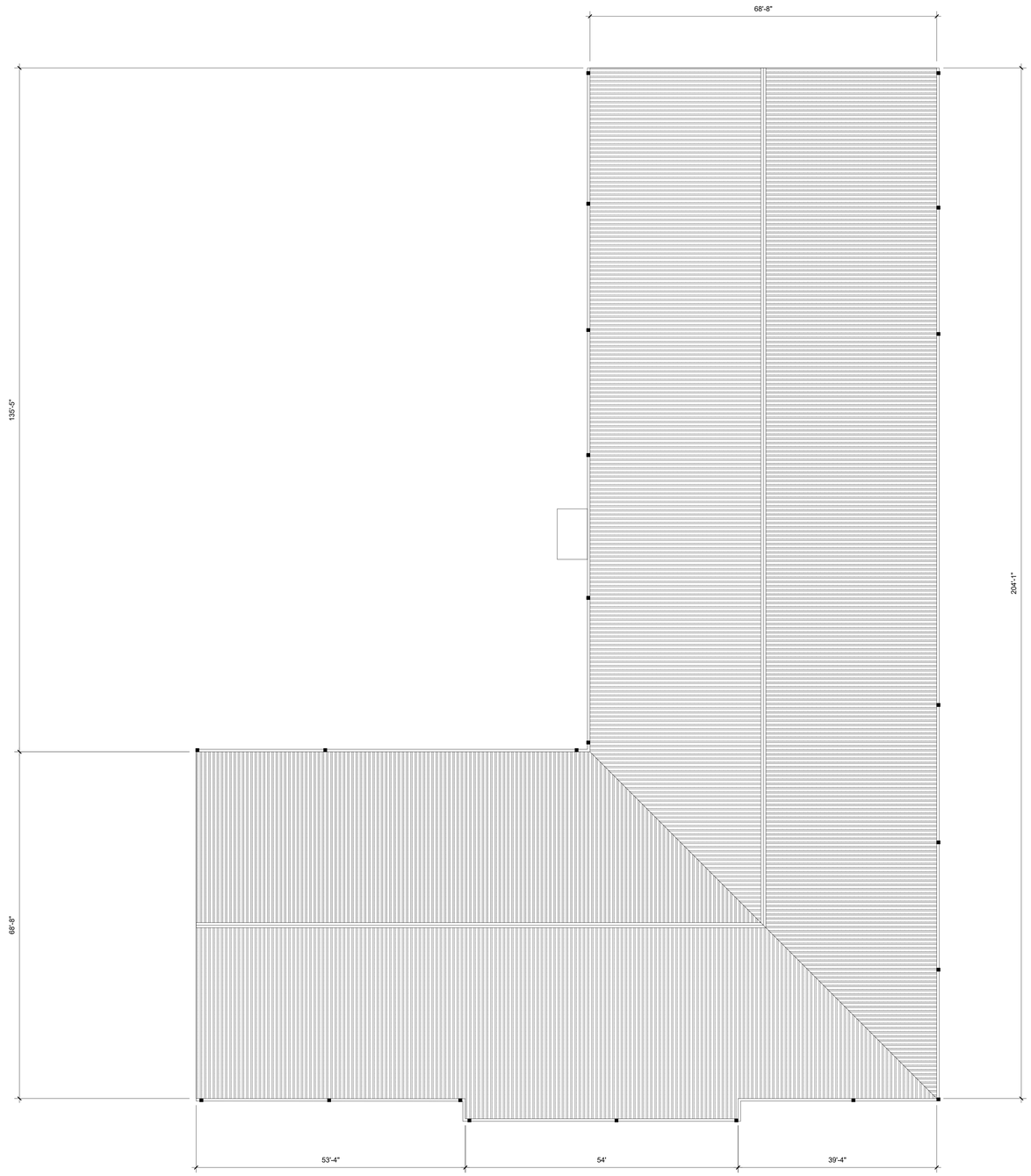
Date:	06/2024
Scale:	As Noted
Project Architect:	Roan Gomez, AIA
Drawn By:	CG,RG
Job No.	IDEA FACILITIES
Sheet:	A2.04

IDEA ALAMO



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01 BUILDING F
ROOF PLAN
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03 PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING.

ROOF: SCOPE OF WORK

03
1. REPLACE ALL ROOF FASTENERS WITH NEW ONES THAT ARE ONE SIZE LARGER THAN INSTALLED
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Date: 06/2024
Scale: As Noted
Project Architect: Roan Gomez, AIA
Drawn By: CG,RG
Job No. IDEA FACILITIES
Sheet: A2.05

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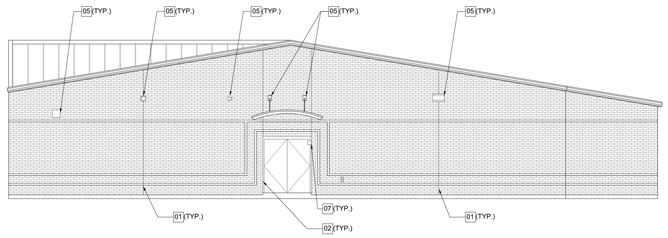
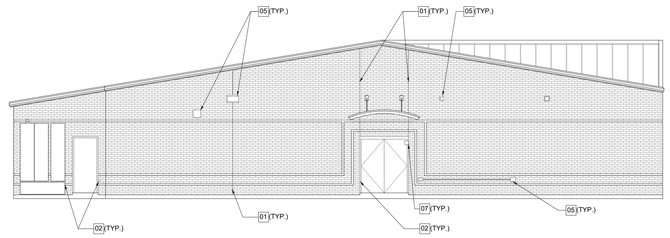
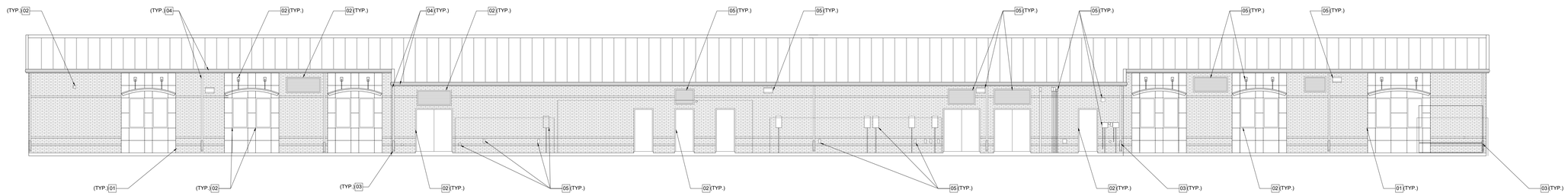


BUILDING A
01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A
03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A
04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A: SCOPE OF WORK

1. PROVIDE NEW BOOT AT DOWNSPOUTS.
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.

KEYED NOTES

01	REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REFER TO SHEET A4.01
02	REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.02
03	PROVIDE NEW BOOT IN BED OF SEALANT AND DRAW BAND AT TOP OF FLASHING BOOT, TYP.
04	REPLACE GUTTER/DOWNSPOUT WITH NEW ONES TO MATCH EXISTING , TYP.
05	RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
06	REPOINT DAMAGED MASONRY HERE
07	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
08	RE-GRADE AT BOTTOM SILL SO THAT SILL IS AT LEAST 6 INCHES AWAY FROM GRADE

No.	REVISIONS	BY
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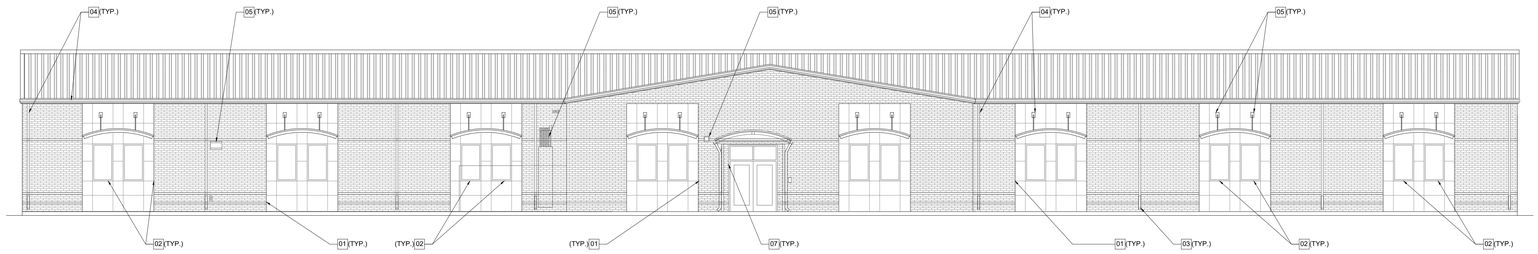
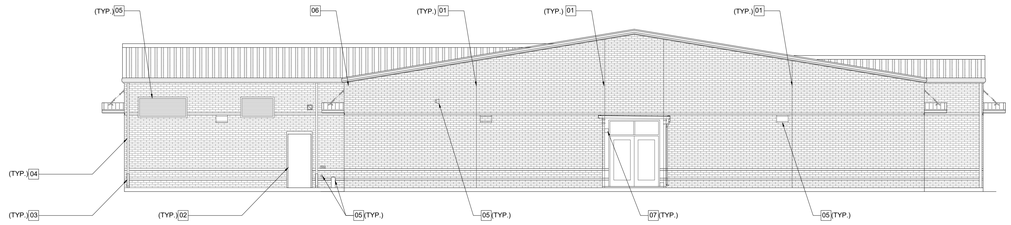
Date:	06/2024
Scale:	As Noted
Project Architect:	Roan Gomez, AIA
Drawn By:	CG,RG
Job No.	IDEA FACILITIES
Sheet:	A5.01

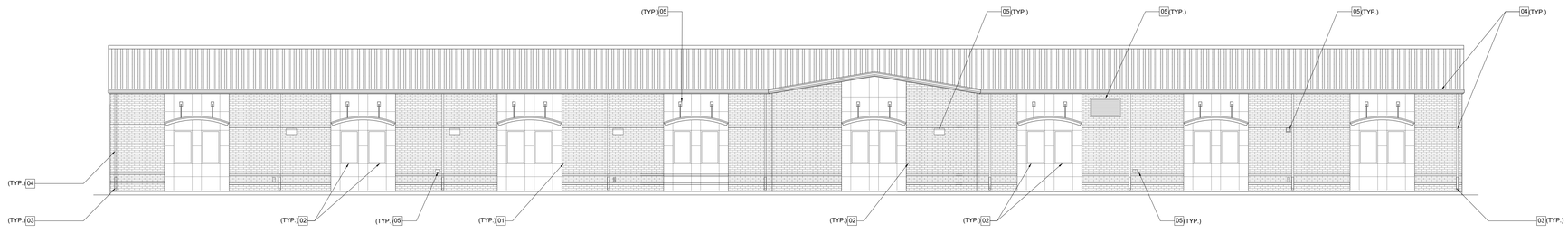
IDEA ALAMO



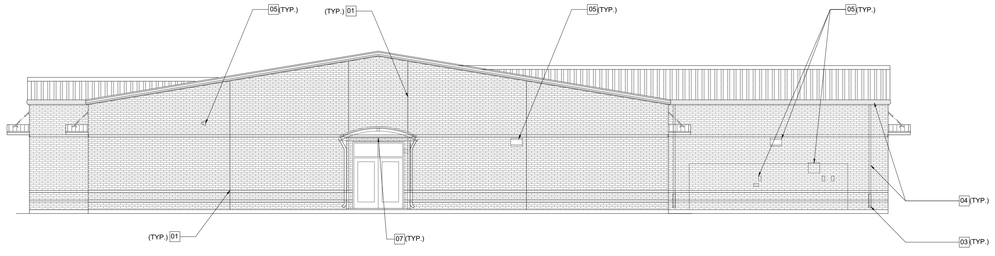
BUILDING B
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING B
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING B
03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING B
04 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

01	REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REFER TO SHEET A4.01
02	REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.02
03	PROVIDE NEW BOOT IN BED OF SEALANT AND DRAW BAND AT TOP OF FLASHING BOOT, TYP.
04	REPLACE GUTTER/DOWNSPOUT WITH NEW ONES TO MATCH EXISTING , TYP.
05	RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
06	REPOINT DAMAGED MASONRY HERE
07	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
08	RE-GRADE AT BOTTOM SILL SO THAT SILL IS AT LEAST 6 INCHES AWAY FROM GRADE

BUILDING B: SCOPE OF WORK

1. PROVIDE NEW BOOT AT DOWNSPOUTS.
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.

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REGISTERED ARCHITECT ROAN GABRIEL GOMEZ 25825 STATE OF TEXAS

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Project Architect:	Roan Gomez, AIA
Drawn By:	CG,RG
Job No.	IDEA FACILITIES
Sheet:	A5.02

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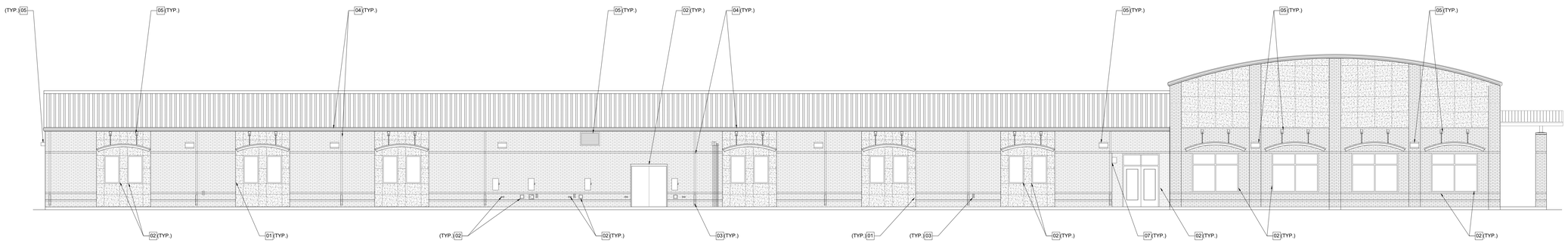
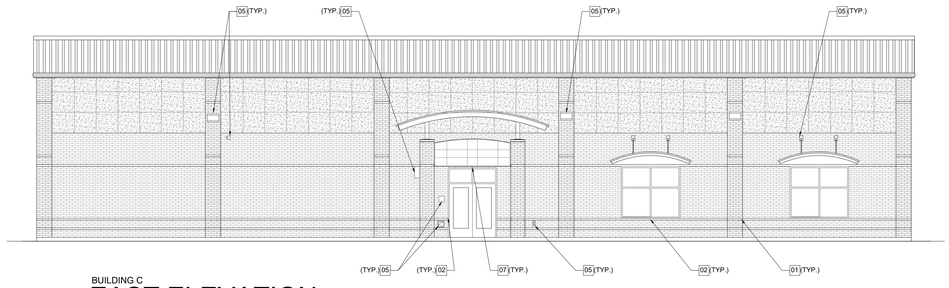


BUILDING C
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C
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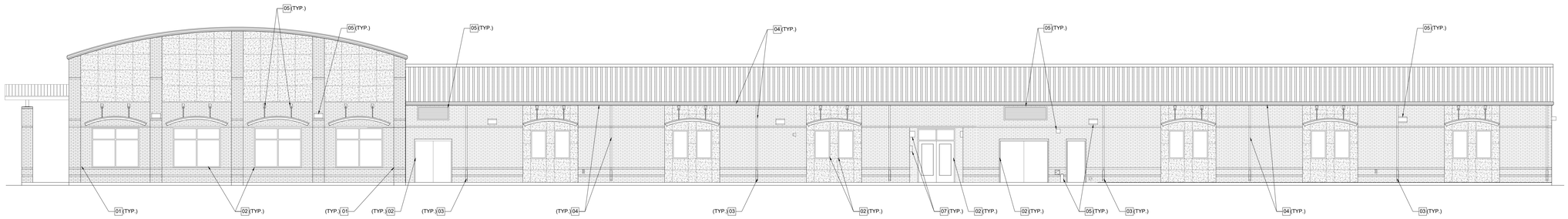
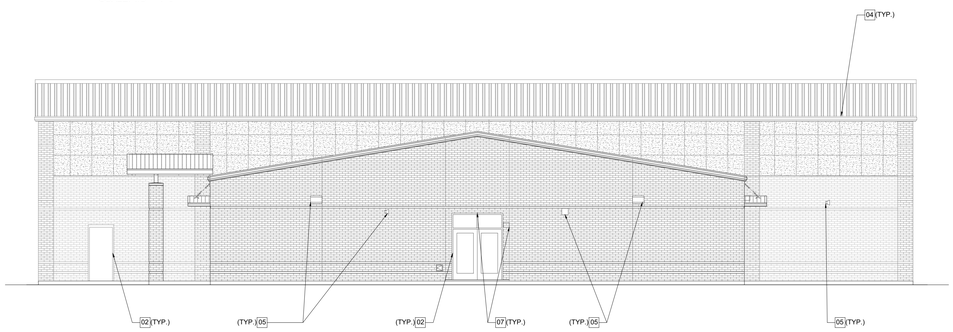
SCALE: 1/8" = 1'-0"



BUILDING C
02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C
03 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

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05	RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
06	REPOINT DAMAGED MASONRY HERE
07	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
08	RE-GRADE AT BOTTOM SILL SO THAT SILL IS AT LEAST 6 INCHES AWAY FROM GRADE

BUILDING C: SCOPE OF WORK

1. PROVIDE NEW BOOT AT DOWNSPOUTS.
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.

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Job No.	IDEA FACILITIES
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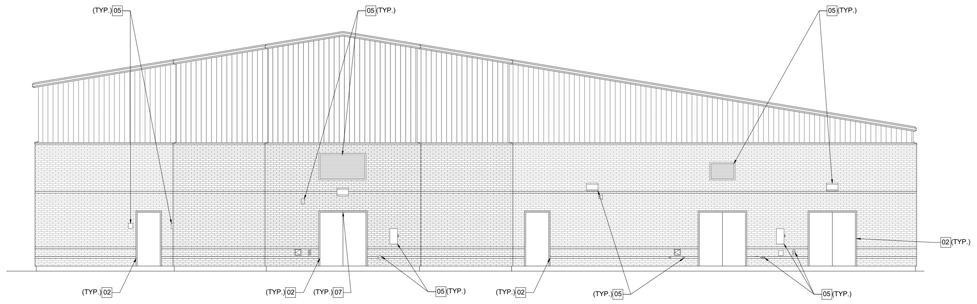
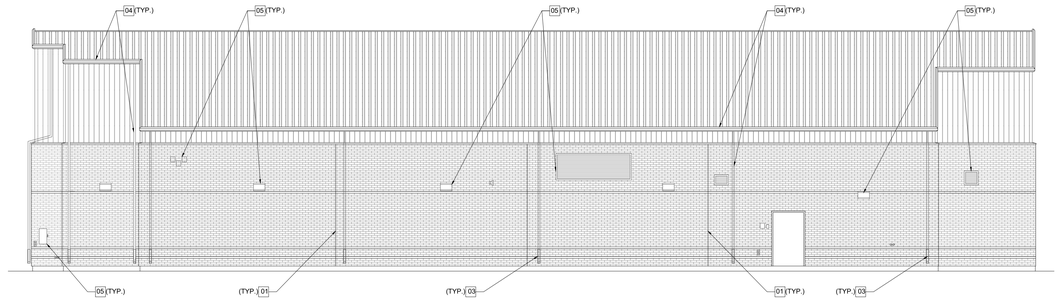
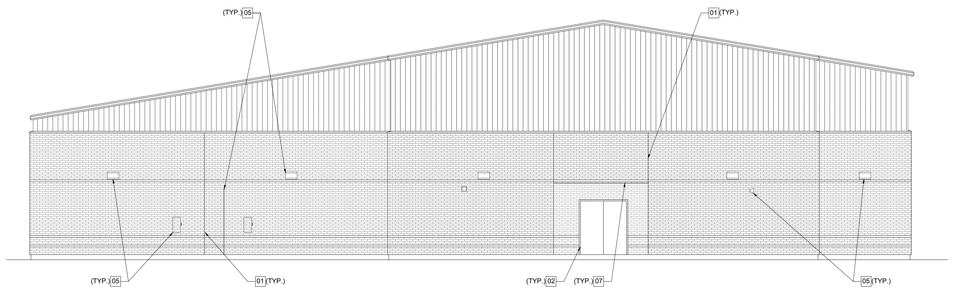


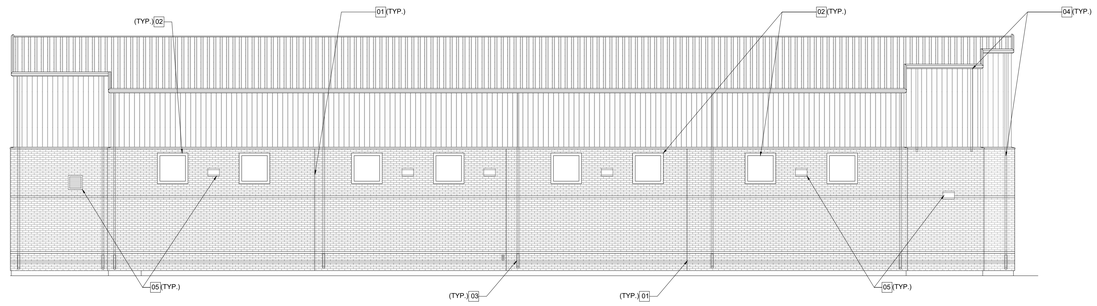
BUILDING D
01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING D
02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING D
04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING D
03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

01	REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REFER TO SHEET A4.01
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07	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
08	RE-GRADE AT BOTTOM SILL SO THAT SILL IS AT LEAST 6 INCHES AWAY FROM GRADE

BUILDING D: SCOPE OF WORK

01

1. PROVIDE NEW BOOT AT DOWNSPOUTS.
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.

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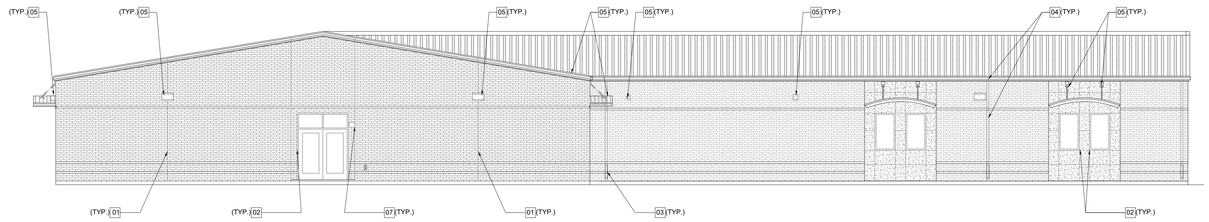
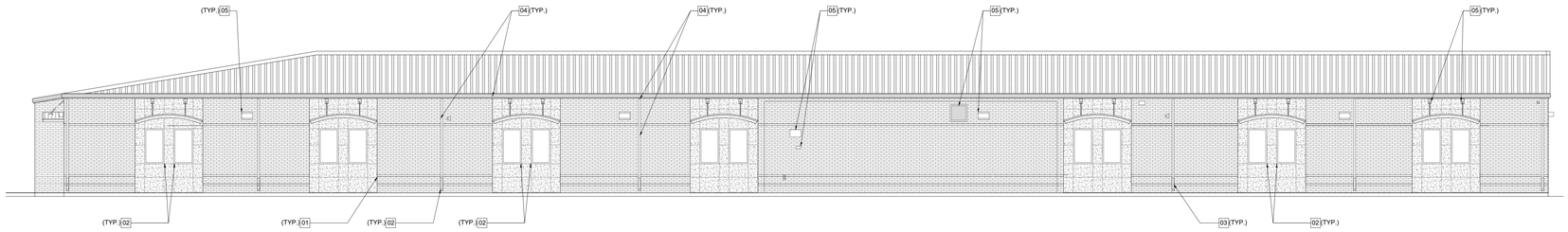
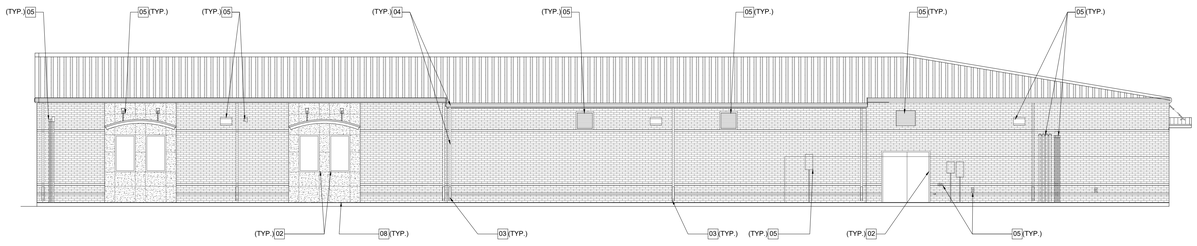


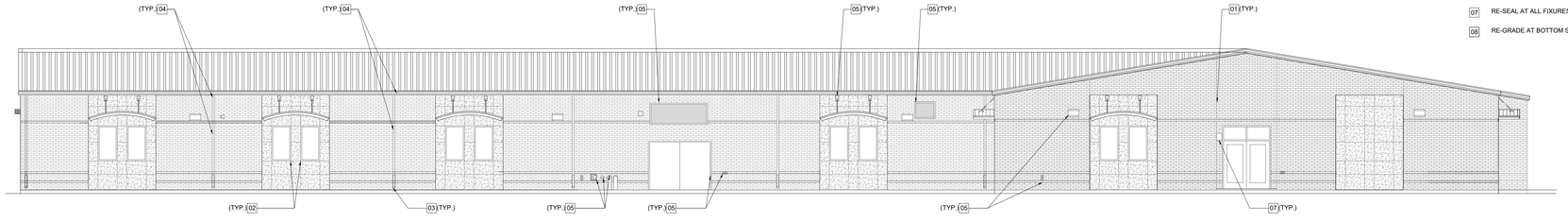
BUILDING F
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING F
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING F
03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING F
04 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

01	REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REFER TO SHEET A4.01
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08	RE-GRADE AT BOTTOM SILL SO THAT SILL IS AT LEAST 6 INCHES AWAY FROM GRADE

BUILDING F: SCOPE OF WORK

1. PROVIDE NEW BOOT AT DOWNSPOUTS.
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.

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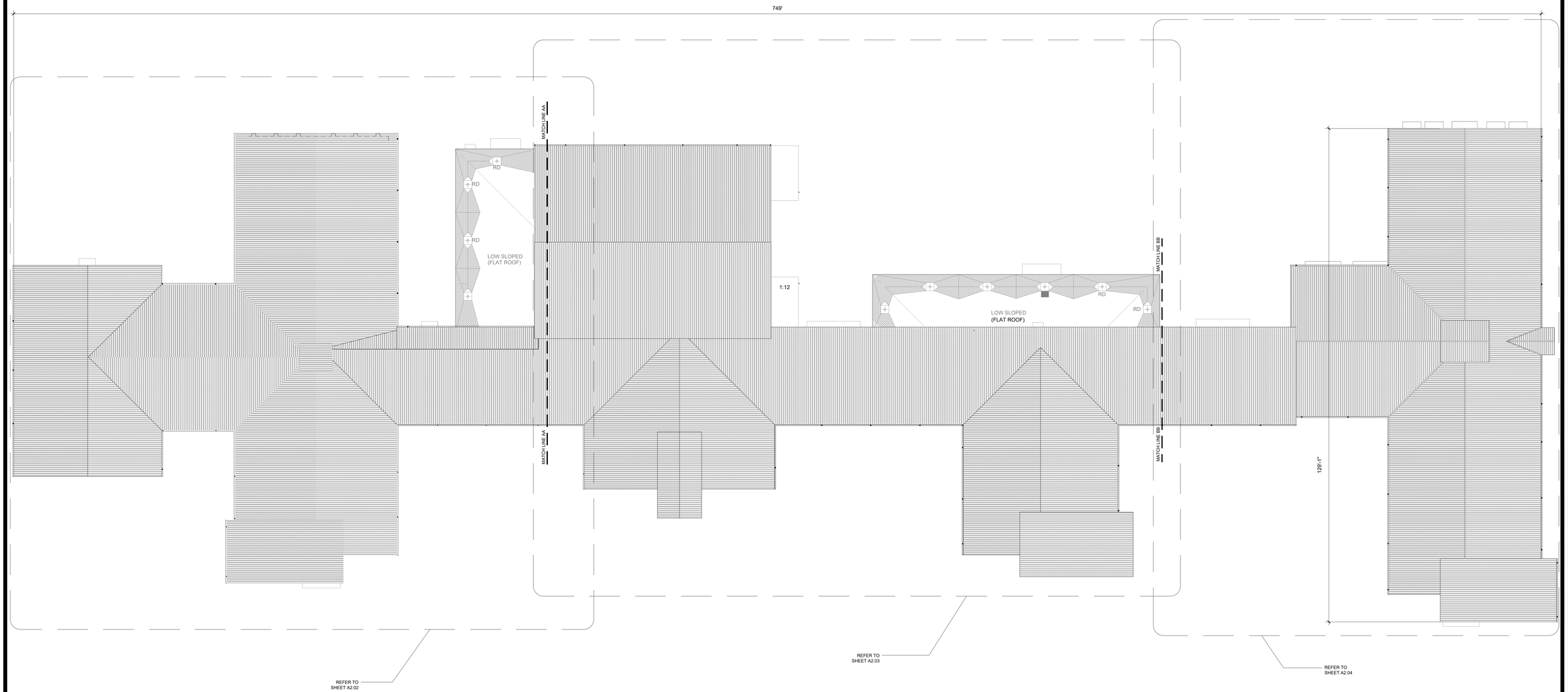

01 OVERALL ROOF PLAN
SCALE: 1"=20'-0"

NORTH

GENERAL ROOFING NOTES:

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION). THE SPECIFIED ROOFING SYSTEM MEETS FACTORY MUTUAL RESEARCH CORPORATION STANDARD 4470 APPROVAL REQUIREMENTS FOR CLASS 1 FIRE AND 1-90 WINDSTORM CLASSIFICATION AND CLASS 1-SH HAIL RATING.

AT ALL NEW ROOF WORK AREAS AND PRIOR TO CONSTRUCTION, WALK THROUGH EVERY ROOM IN BUILDINGS WITH OWNER'S REPRESENTATIVE AND IDENTIFY WATER DAMAGED CEILINGS, WALLS, ETC. TO DETERMINE LOCATION & AMOUNTS OF INTERIOR WATER DAMAGE. PROVIDE COPY OF THIS LIST TO ARCHITECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL DECK AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND.

EXTEND ALL DUCTS, PIPES, CONDUIT, WIRE AND ETC., AS REQUIRED TO ACCOMMODATE NEW ROOF SYSTEM.

AT ALL EXISTING UTILITY PIPING, CONDUIT, ETC. PROVIDE PROPER SIZED PIPE STANDS AS SPECIFIED, UNDER ALL PIPES AND CONDUIT, AT 8'-0" O.C. UNLESS A NARROWER SPACING IS REQUIRED FOR PROPER SUPPORT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A LICENSED ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTOR CAREFULLY REMOVE, RAISE OR MODIFY AND CAREFULLY REINSTALL EXISTING OPERATING MECHANICAL, ELECTRICAL, PLUMBING AND RELATED EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.

THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

AT THE COMPLETION OF ALL ROOFING WORK AT EACH BUILDING, ALL EXISTING ROOF DRAINS AND RELATED PIPING SHALL BE WATER TESTED, CHECKED AND CERTIFIED BY A LICENSED PLUMING CONTRACTOR TO BE OPERATIONAL AND LEAK FREE.

PROVIDE POSITIVE DRAINAGE, BY USE OF CRICKETS, IN AND AROUND ALL ROOF TOP EQUIPMENT TO AREA ROOF DRAINS.

PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING. 03

ROOF: SCOPE OF WORK AT AFFECTED AREAS

1. REPLACE ROOFING IN AFFECTED AREAS AS NOTED
2. REFER TO SHEET A3.01 FOR DETAILS.
3. PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
4. PERFORM WATER TEST AT ALL ROOF DRAINS.
5. STRIP ROOFING MEMBRANE TO RECOVER BOARD.
6. INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
7. INSTALL NEW CAP FASCIA AND ACCESSORIES.
8. INSTALL WALKWAY SYSTEM TO/AROUND MECHANICAL UNITS, AND ROOF HATCHES. 03
9. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
10. VERIFY FASTENER SIZE IS SUFFICIENT FOR NEW ROOF.
11. RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS.
12. REMOVE EXISTING ROOF ACCESS LADDERS. 01

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Sheet:	A2.01

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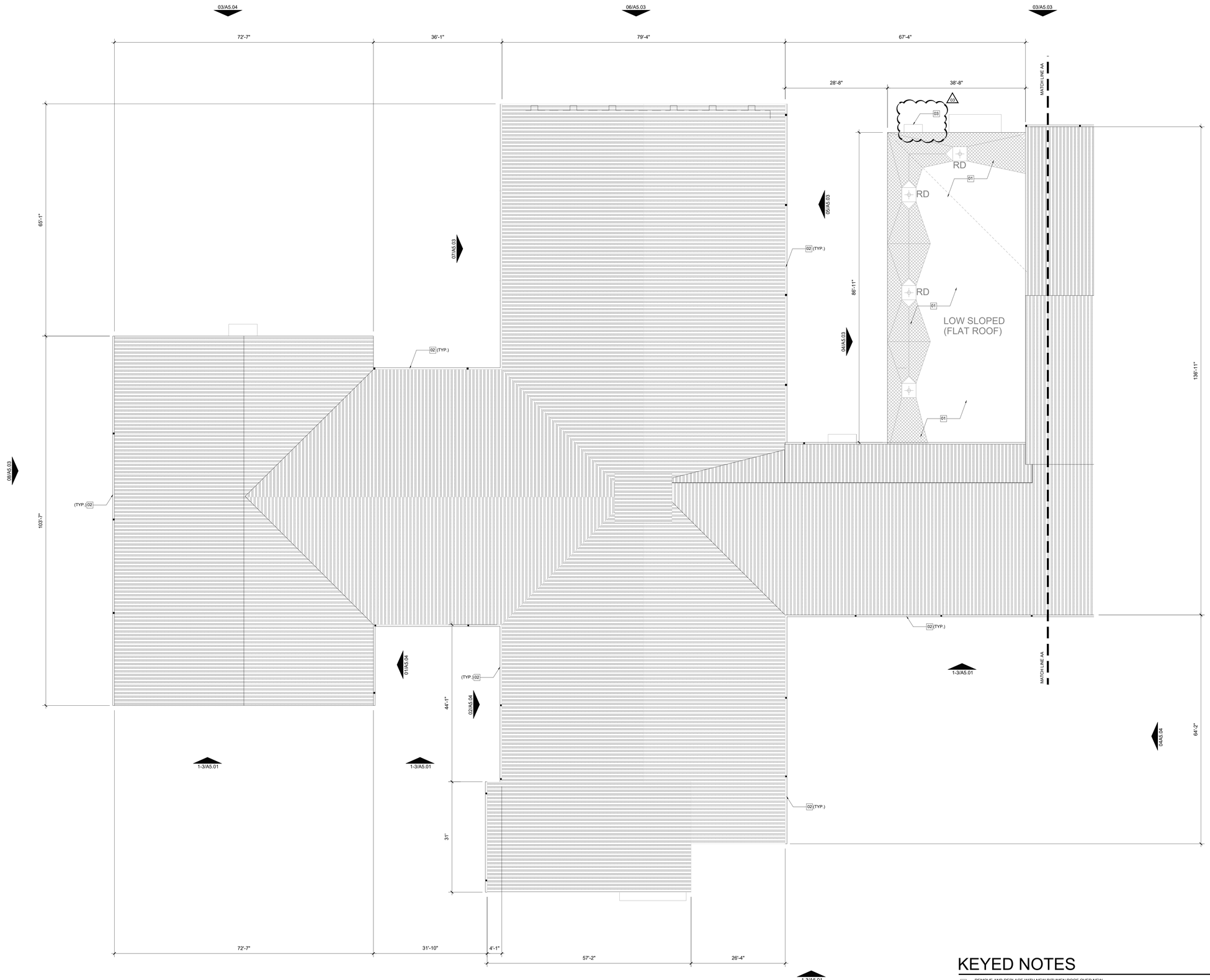

KEYED NOTES

01 REMOVE AND REPLACE WITH NEW BITUMEN ROOF OVER NEW RECOVERY BOARD OVER NEW TAPERED RIGID INSULATION.

02 REMOVE AND REPLACE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING

03 REMOVE EXISTING LADDER

04 PATCH AND REPAIR HOLE IN ROOF PANEL

01 AREA "A" ROOF PLAN
SCALE: 3/32" = 1'-0"

NORTH

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IDEA PHARR

KEYED NOTES

01 REMOVE AND REPLACE WITH NEW BITUMEN ROOF OVER NEW RECOVERY BOARD OVER NEW TAPERED RIGID INSULATION.

02 REMOVE AND REPLACE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.

03 REMOVE EXISTING LADDER

03 04 PATCH AND REPAIR HOLE IN ROOF PANEL

01 AREA "B" ROOF PLAN

SCALE: 3/32" = 1'-0"

NORTH

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OCT 24, 2024
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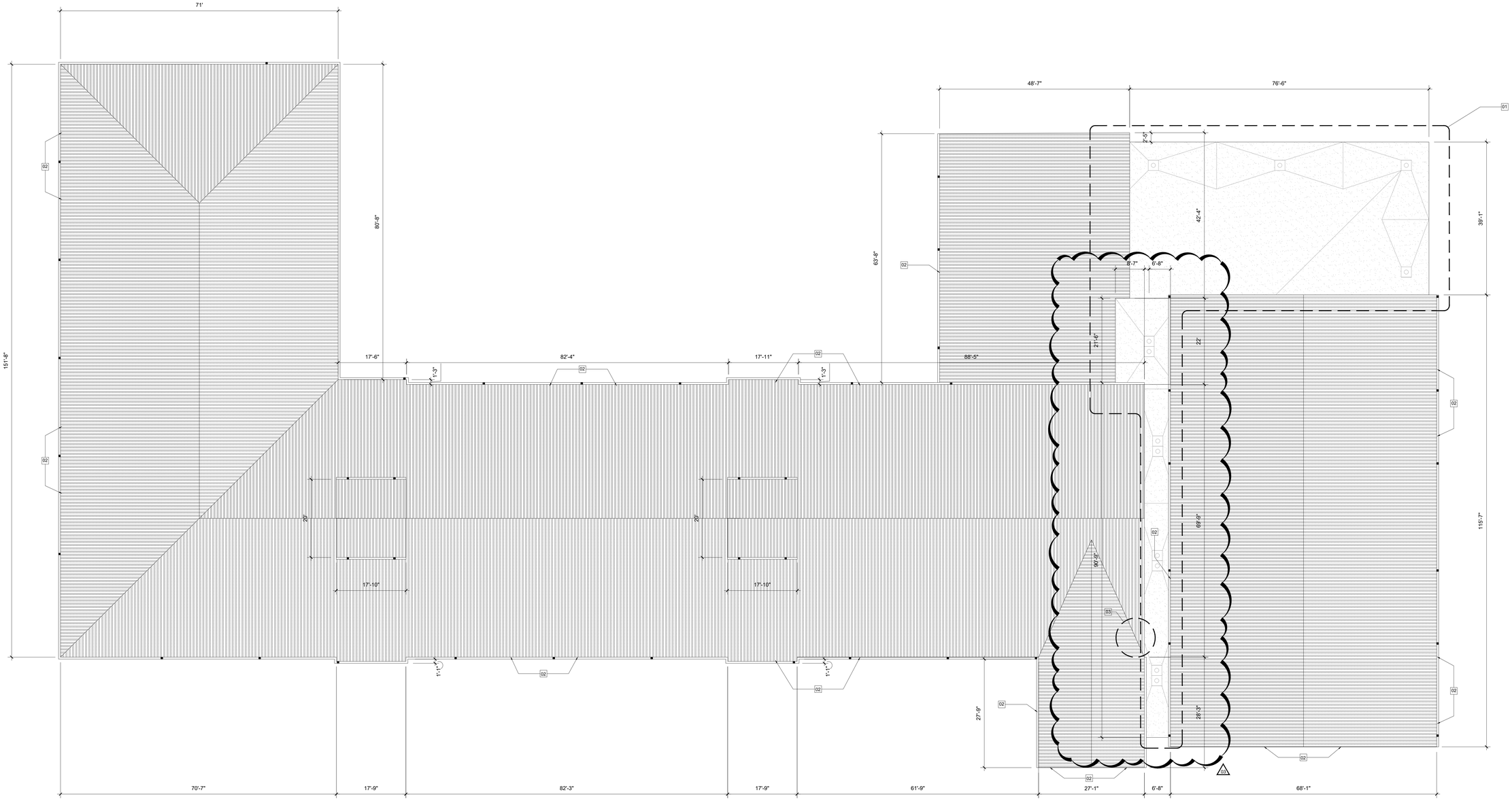
Sheet:	A2.03



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PROVIDE POSITIVE DRAINAGE, BY USE OF CRICKETS, IN AND AROUND ALL ROOF TOP EQUIPMENT TO AREA ROOF DRAINS.

PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING.

03

BUILDING A
01 ROOF PLAN
SCALE: 3/32" = 1'-0"

KEYED NOTES

01 REMOVE AND REPLACE WITH NEW BITUMEN ROOF OVER NEW RECOVERY BOARD OVER NEW TAPERED RIGID INSULATION. REF. TO SHEET A3.01 FOR DETAILS

02 REMOVE AND REPLACE ROOF FASTENERS AT METAL ROOF WITH ONE SIZE LARGER THAN ORIGINALLY INSTALLED

03 PATCH AND REPAIR OPENING IN WALL AT CORRIDOR/HALLWAY AREA ROOF WHERE LEAK IS REPORTED. EXTEND ROOF MEMBRANE OVER HOLE AND FLASH/COUNTER FLASH AS REQUIRED.

03

ROOF: SCOPE OF WORK AT AFFECTED AREAS

1. REMOVE AND REPLACE ROOFING IN AFFECTED AREAS AS NOTED
2. REFER TO SHEET A3.01 FOR DETAILS
3. PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
4. PERFORM WATER TEST AT ALL ROOF DRAINS.
5. STRIP ROOFING MEMBRANE TO RECOVER BOARD.
6. INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
7. INSTALL NEW CAP FASCIA AND ACCESSORIES.
8. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
9. ADD NEW ROOF DRAIN STRAINERS WHERE MISSING
10. REMOVE AND REPLACE FASTENERS AT ROOF
11. RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS
12. REPLACE BOOT FLASHING ON VENT STACKS, AND SEAL NEW FASTENERS
13. PROVIDE WALKWAY SYSTEM TO AND AROUND MECHANICAL EQUIPMENT, ROOF ACCESS LADDERS AND ROOF HATCHES ON BITUMEN ROOFS

03

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Date:	06/2024
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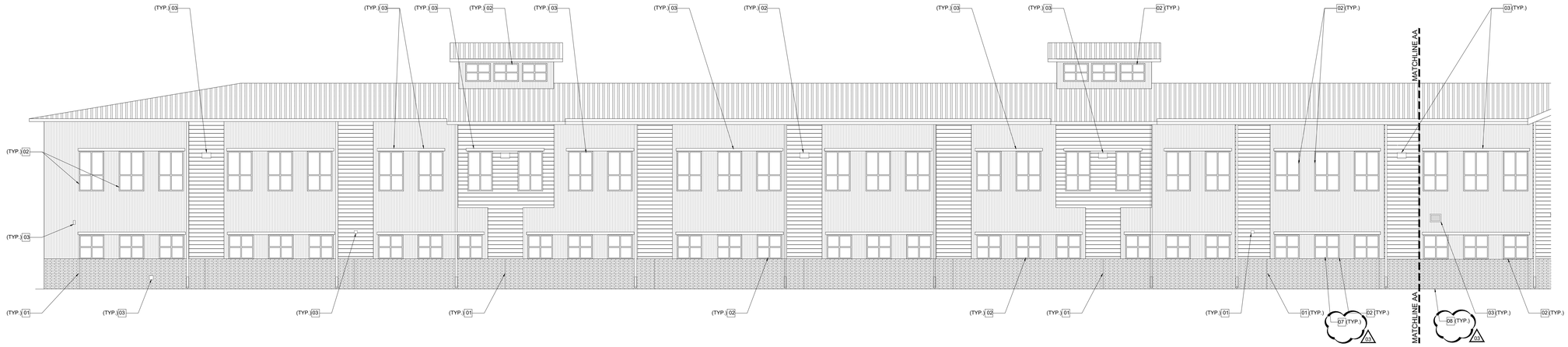
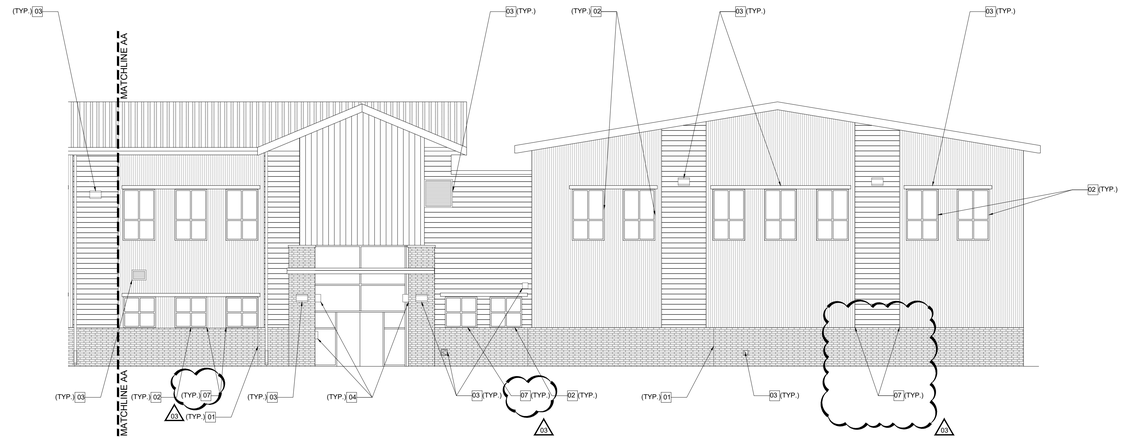
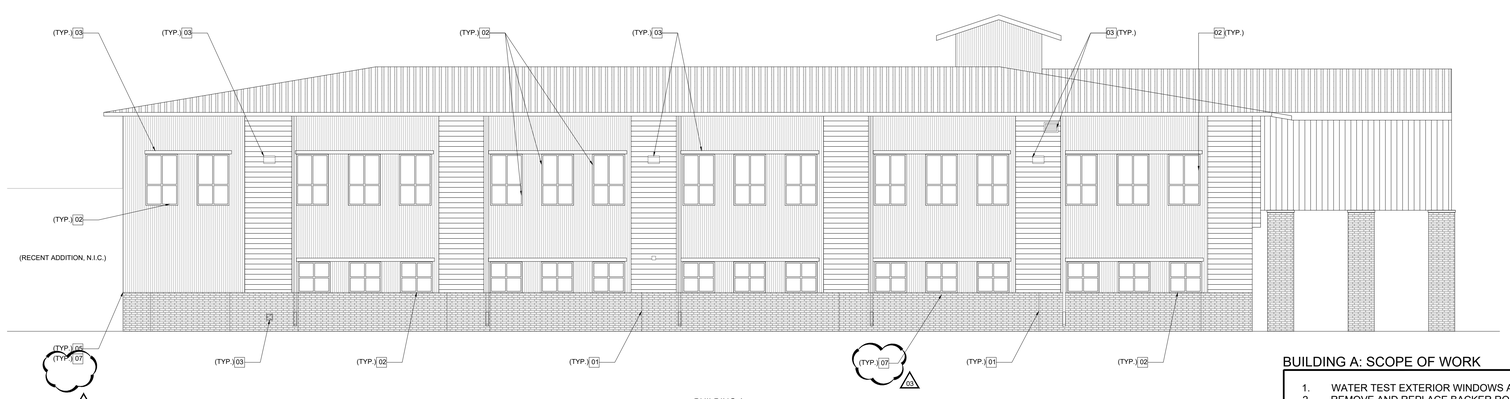
Project Architect:	Roan Gomez, AIA
Drawn By:	CG,RG
Job No.	IDEA FACILITIES
Sheet:	A2.01



BUILDING A
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A
02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A
03 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

01	REPLACE CONTROL/EXPANSION/MATERIAL CHANGE JOINTS WITH NEW SEALANT, TYP. REFER TO 01/A4.01
02	REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.02
03	RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP. INCLUDING AT ATTACHMENT OF OVERHANGS TO WALL
04	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
05	REPAIR METAL FLASHING AT MASONRY, REFER TO 03/A4.01
06	REMOVE DAMAGED PANELS AND REPLACE WITH NEW TO MATCH EXISTING, REFER TO 02/A4.01
07	ADD SEALANT AND MISSING FASTENERS TO METAL FLASHING LAPS AT MASONRY
08	CLEAN WEEPHOLES AND REGRADE TO ALLOW FOR 6" CLEAR BETWEEN WEEP HOLE AND GRADE

BUILDING A: SCOPE OF WORK

1. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
2. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.
4. ADD BACKER ROD AND SEALANT TO ALL METAL INTERFACES ON EXTERIOR WALLS

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Job No.	IDEA FACILITIES
Sheet:	A5.01

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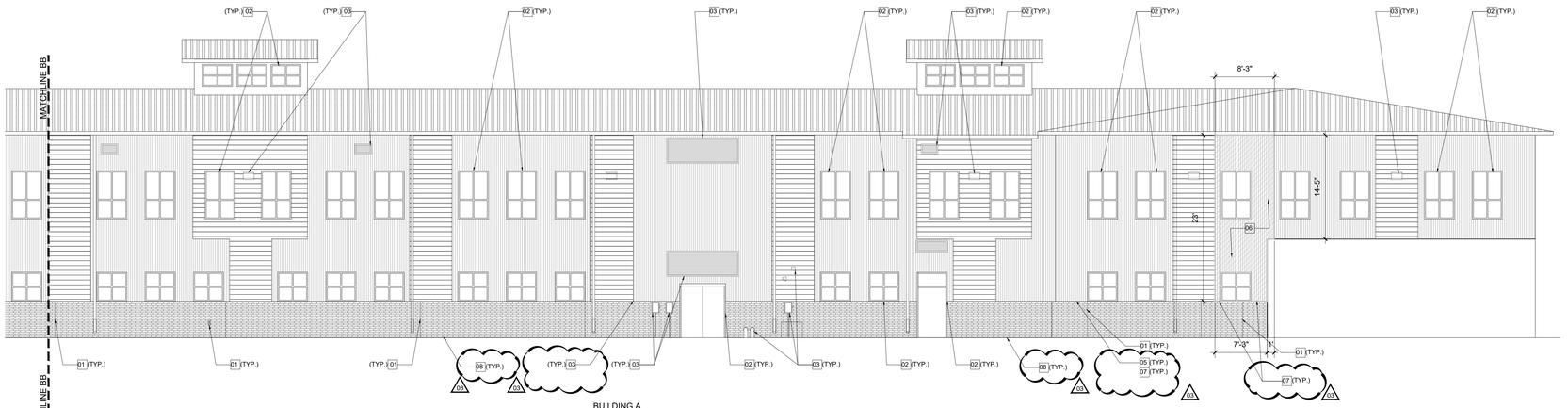
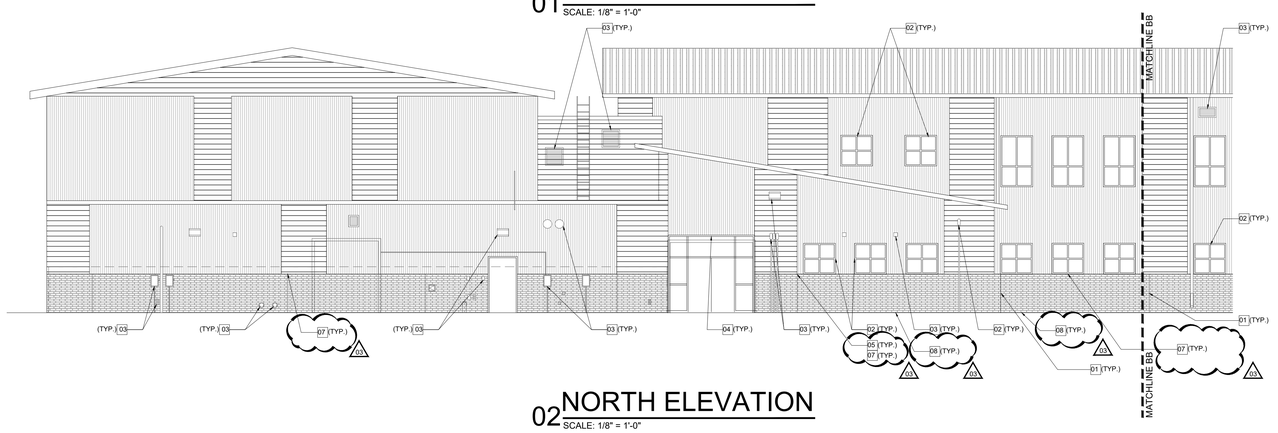
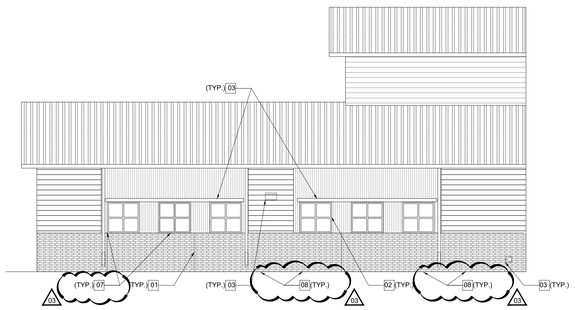
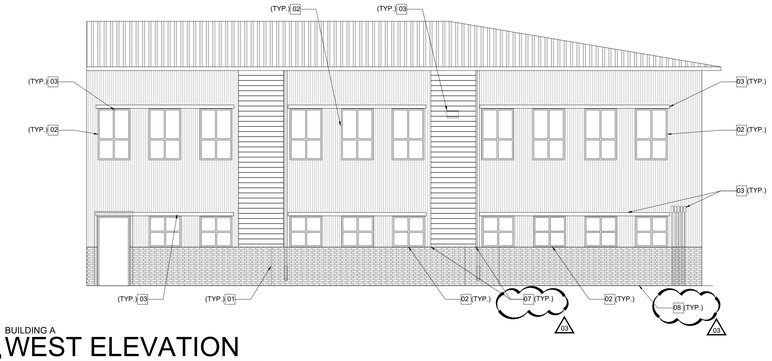


BUILDING A
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"





BUILDING A
03 WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A
03 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

01	REPLACE CONTROL/EXPANSION/MATERIAL CHANGE JOINTS WITH NEW SEALANT, TYP. REFER TO 01/A4.01
02	REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.0
03	RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP. INCLUDING AT ATTACHMENT OF OVERHANGS TO WALL
04	RE-SEAL AT ALL FIXURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
05	REPAIR METAL FLASHING AT MASONRY, REFER TO 03/A4.01
06	REMOVE DAMAGED PANELS AND REPLACE WITH NEW TO MATCH EXISTING, REFER TO 02/A4.01
07	ADD SEALANT AND MISSING FASTENERS TO METAL FLASHING LAPS AT MASONRY
08	CLEAN WEEPHOLES AND REGRADE TO ALLOW FOR 6" CLEAR BETWEEN WEEP HOLE AND GRADE

03

PANEL REPLACEMENT AREA

BUILDING A: SCOPE OF WORK

1. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
2. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.
4. ADD BACKER ROD AND SEALANT TO ALL METAL INTERFACES ON EXTERIOR WALLS

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Job No.	IDEA FACILITIES
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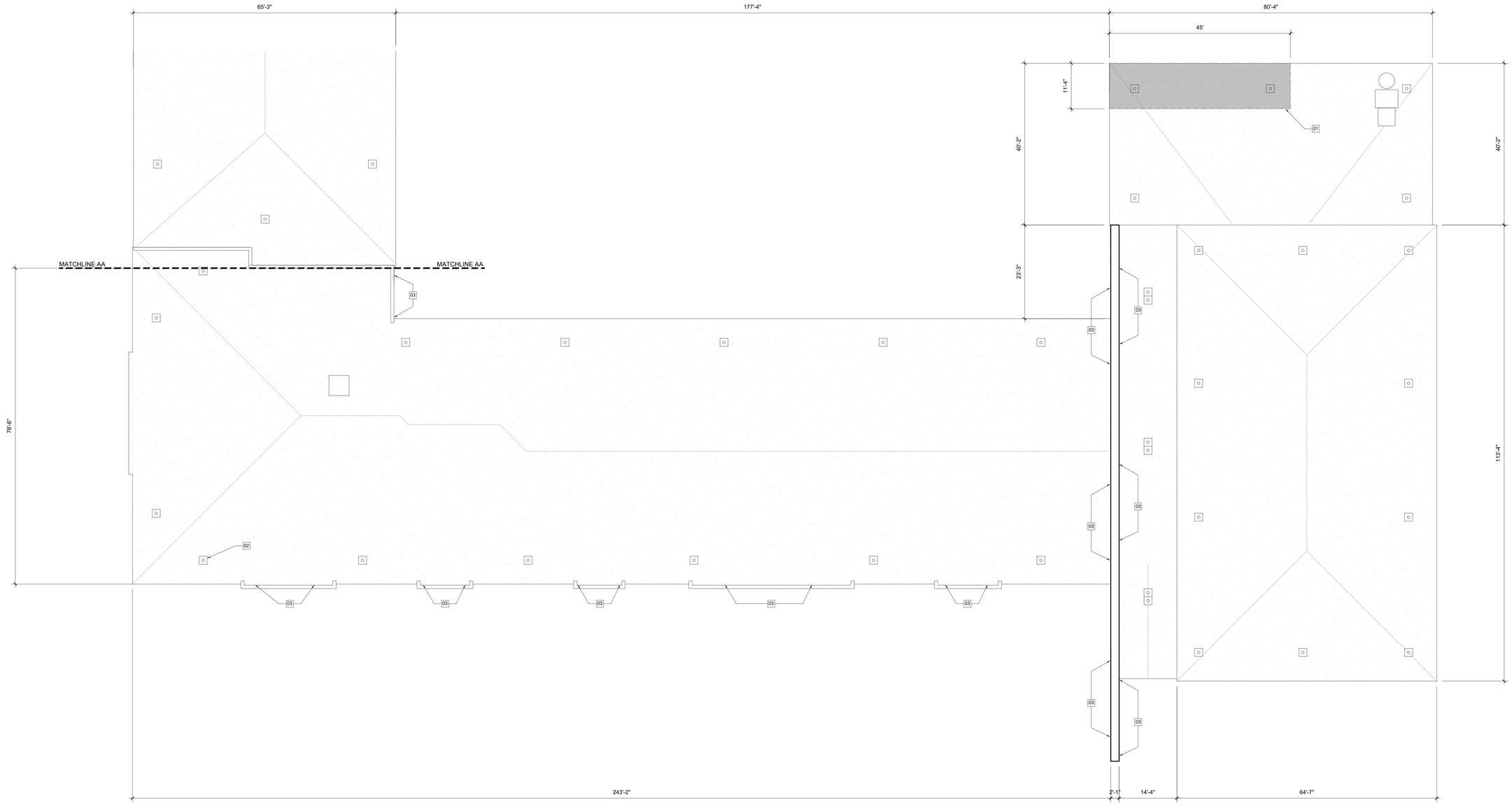

01 ROOF PLAN
SCALE: 3/32" = 1'-0"

GENERAL ROOFING NOTES:

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION). THE SPECIFIED ROOFING SYSTEM MEETS FACTORY MUTUAL RESEARCH CORPORATION STANDARD 4470 APPROVAL REQUIREMENTS FOR CLASS 1 FIRE AND 1-90 WINDSTORM CLASSIFICATION AND CLASS 1-SH HAIL RATING.

AT ALL NEW ROOF WORK AREAS AND PRIOR TO CONSTRUCTION, WALK THROUGH EVERY ROOM IN BUILDINGS WITH OWNER'S REPRESENTATIVE AND IDENTIFY WATER DAMAGED CEILINGS, WALLS, ETC. TO DETERMINE LOCATION & AMOUNTS OF INTERIOR WATER DAMAGE. PROVIDE COPY OF THIS LIST TO ARCHITECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL DECK AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND.

EXTEND ALL DUCTS, PIPES, CONDUIT, WIRE AND ETC., AS REQUIRED TO ACCOMMODATE NEW ROOF SYSTEM.

AT ALL EXISTING UTILITY PIPING, CONDUIT, ETC. PROVIDE PROPER SIZED PIPE STANDS AS SPECIFIED, UNDER ALL PIPES AND CONDUIT, AT 8'-0" O.C. UNLESS A NARROWER SPACING IS REQUIRED FOR PROPER SUPPORT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A LICENSED ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTOR CAREFULLY REMOVE, RAISE OR MODIFY AND CAREFULLY REINSTALL EXISTING OPERATING MECHANICAL, ELECTRICAL, PLUMBING AND RELATED EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.

THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

AT THE COMPLETION OF ALL ROOFING WORK AT EACH BUILDING, ALL EXISTING ROOF DRAINS AND RELATED PIPING SHALL BE WATER TESTED, CHECKED AND CERTIFIED BY A LICENSED PLUMING CONTRACTOR TO BE OPERATIONAL AND LEAK FREE.

PROVIDE POSITIVE DRAINAGE, BY USE OF CRICKETS, IN AND AROUND ALL ROOF TOP EQUIPMENT TO AREA ROOF DRAINS.

PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING. 03

KEYED NOTES

01 REMOVE AND REPLACE WITH NEW BITUMEN ROOF OVER NEW RECOVERY BOARD OVER NEW TAPERED RIGID INSULATION.

02 PROVIDE ROOF DRAIN COVER

03 REMOVE AND REPLACE ROOF FASTENERS WITH ONE SIZE LARGER

LEGEND

- INDICATES WORK AREA

ROOF: SCOPE OF WORK AT AFFECTED AREAS

1. CONFIRM ROOM LEAK LOCATIONS AND REPLACE ROOFING IN AFFECTED AREAS AS NOTED,REFER TO SHEET A3.01 FOR DETAILS
2. PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
3. PERFORM WATER TEST AT ALL ROOF DRAINS.
4. STRIP ROOFING MEMBRANE TO DECK. 03
5. INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
6. INSTALL NEW CAP FASCIA AND ACCESSORIES.
7. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
8. REMOVE AND REPLACE FASTENERS AT ROOF WITH ONE SIZE LARGER THAN INSTALLED. 03
9. PROVIDE WALKWAY SYSTEM TO AND AROUND MECHANICAL EQUIPMENT, ROOF ACCESS LADDERS AND ROOF HATCHES ON ROOF.

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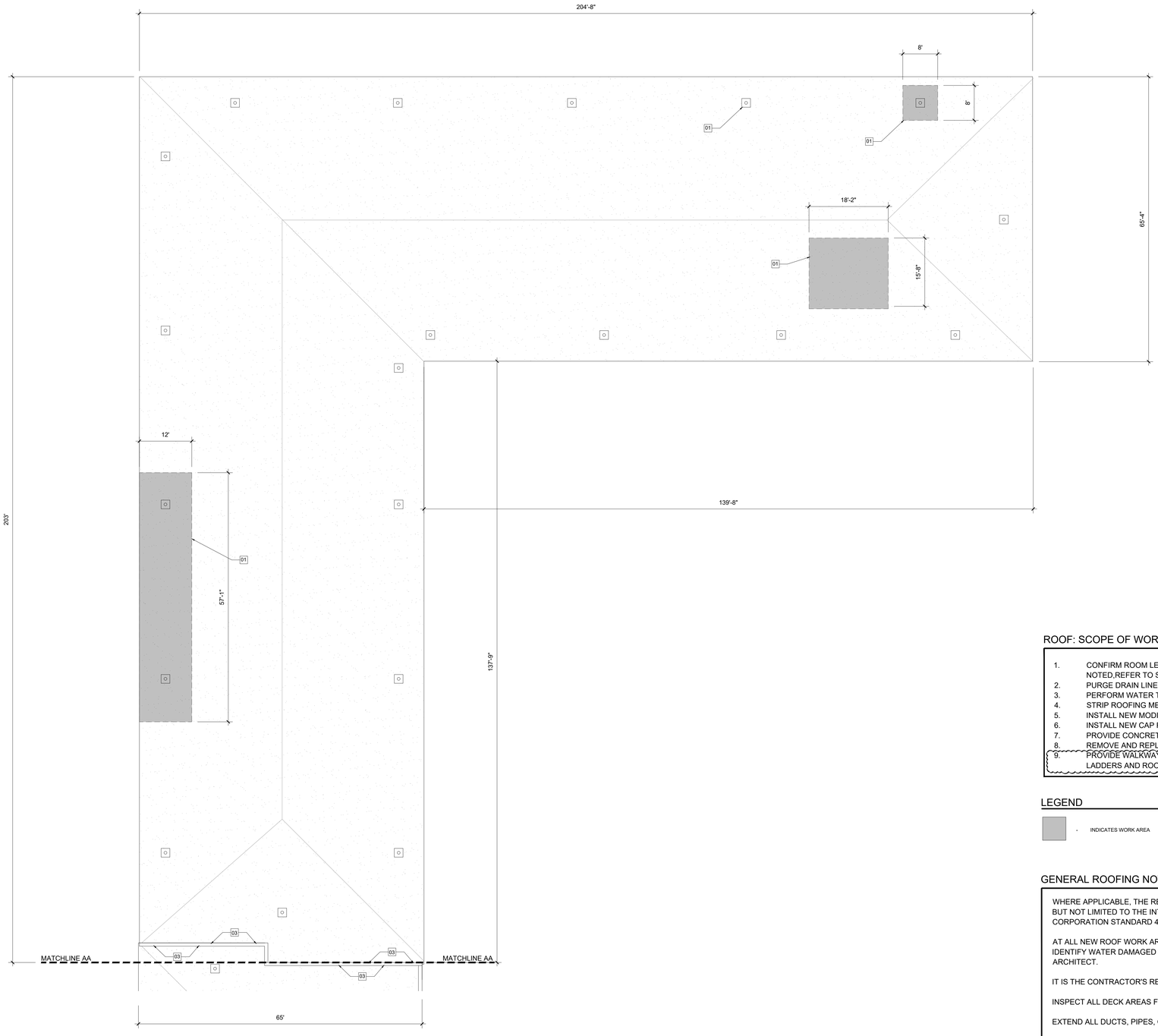

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4. STRIP ROOFING MEMBRANE TO DECK. (1)
5. INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
6. INSTALL NEW CAP FASCIA AND ACCESSORIES.
7. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
8. REMOVE AND REPLACE FASTENERS AT ROOF WITH ONE SIZE LARGER THAN INSTALLED. (2)
9. PROVIDE WALKWAY SYSTEM TO AND AROUND MECHANICAL EQUIPMENT, ROOF ACCESS LADDERS AND ROOF HATCHES ON ROOF.

LEGEND

- INDICATES WORK AREA

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PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING. (2)

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